DRAFT

Division VIII

Sustainability Features

NOVEMBER 17, 2004

Sustainability Features

Douglas Park is committed to sustainable development and is taking steps to minimize development impacts to the environment and the quality of buildings for people. This will be accomplished in a variety of ways throughout the multiple phases of the project including site demolition and clearing, construction and landscaping, and through project operations for decades to come after completion.

These efforts will ultimately result in substantially less waste in our local landfills, less energy use, lower utility costs, increased comfort in homes and businesses and contribute to a better future by reducing our nations energy needs and building a cleaner environment for the future. Douglas Park will make every effort to incorporate the following sustainability features into all development and landscaping projects.

Project Development & Urban Design

- As an urban infill and brownfield redevelopment site, the Douglas Park project contributes to the preservation of open space and takes advantage of existing investments in infrastructure.
- Provide a functional and aesthetic open space program to encourage physical activity, connectivity and pedestrian friendly access between residential, commercial, open space and community land uses.
- Encourage walking and cycling as alternatives to automobile transportation by providing attractive and safe pedestrian and bicycle paths and connections and bike racks throughout Douglas Park and connecting to existing systems adjacent to the site.
- Provide tree-lined streets that create shade and reduce energy consumption in commercial and residential buildings.
- Incorporate New Urbanist principles into the design of neighborhoods in the Douglas Park project such as: front porches and the elimination of the front-of-the-house garage, providing centralized parks and other walkable destinations such as neighborhood markets, pedestrian-friendly retail and dinning, etc.
- Build houses on a grid street pattern, and include a variety of housing types and styles to meet a variety of generational and income groups.
- Provide green spaces around commercial buildings to reduce urban heat island effects.
- Use trees to shade dark parking lot area surfaces to reduce heat island effects.

Project Demolition

- Recycle materials from the demolition of existing structures and infrastructure, such as concrete, and asphalt and reusable or recyclable metals for use in the Douglas Park construction projects or for use elsewhere through recycling.

Project Landscaping

- Use reclaimed water for landscape irrigation in the streetscapes and parks to reduce the demand for potable water.
- Use state-of-the-art programmable irrigation control systems with rain gauges.
- The use of drip-irrigation systems are encouraged, where feasible.
- In the Public Realm turf should be limited to where it is functionally necessary such as in areas for active and passive recreation and in parkways adjacent to on street parking.
- In commercial areas turf should be limited to areas which are useable. Narrow areas less than 10 feet across or irregular shaped areas should be avoided because they are difficult to irrigate without overspray.
- Use a landscape palette which requires low amounts of supplemental water.
- Significantly reduce the amount of existing stormwater runoff from the site by maximizing open spaces and pervious surfaces for landscaping, and where practicable in walking paths and in low-use parking areas.
- Implement sediment and erosion control measures for the project during construction to prevent the loss of soil and prevent sedimentation of downstream storm drain systems.

Residential Construction

- All Douglas Park Homes are to incorporate measures to minimize energy consumption by achieving an “ENERGY STAR Qualified New Home” rating and by exceeding statewide energy-efficiency requirements (T24) by at least 15%. Homes can achieve these requirements through a variety of established technologies and building practices including Tight Construction; Tight Ducts; Improved Insulation; High Performance Windows; Energy Efficient, Heating and Cooling Equipment, solar building orientation, and other practices.
- All standard appliances provided by the residential builders in each home are to be Energy Star rated.
- Provide low-flow water fixtures, including shower heads, bathroom and kitchen faucets, and toilets in each home.

- Provide on-demand hot water pumps in each home to reduce the amount of time it takes for hot water to reach the faucet reducing the amount of water waste.
- Fit single family detached homes for optional or future solar / photovoltaic roof panels.
- Provide kitchen recycling centers in each home with a 2-bin trash center drawer or cabinet.
- Use low VOC carpets in model homes and provide as an option to homebuyers.
- Use low formaldehyde fiberglass insulation or fiberglass alternatives such as cotton, cellulose, etc. in each home.
- Refrain from using tropical hardwoods in model homes, unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of model homes/units in order to improve indoor air quality and provide as an option to homebuyers.

Commercial Construction

- In compliance with the City's Green Building Policy, complete any public buildings required by the DDR, such as schools, community centers, libraries, police or fire stations in compliance with the US Green Building Council's LEED Certification program. Such public buildings will achieve a USGBC rating of LEED Certified or higher.
- Use glass with less than 25% reflectivity on the exterior of all commercial buildings.
- Refrain from using tropical hardwoods unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of commercial buildings in order to improve indoor air quality.
- Provide Energy Star appliances in all commercial projects.
- Provide low-flow water fixtures, including drinking fountains, bathroom and kitchen faucets, and toilets in all commercial and retail projects.